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UNIVERSITY**  
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**UNIVERSITY INSTITUTE OF  
ARCHITECTURE**

**ARCHITECTURAL DESIGN-IV  
SESSION: JAN-JUN 2019  
SEMESTER IV**

**Design problem-II  
Resort Design**

**Course Objective:**

- Systematic introduction to issues related with the design of human habitat, its components and space standards. The objective of the studio will be on understanding residential spaces in both the urban and traditional contexts
- To train students for undertaking design of four storeyed buildings. A frame structure. considering site planning, structures, services.
- To inculcate the habit of considering climate responsiveness as an integral part of architectural design.

**Course Content:**

Study of an urban environment in use and the design of a multifunctional public building set in that context. Understanding the urban activities, social utilization, provision of services, construction methods and possibility for change, shall be the intent of the urban study. The design problem in this context should seek to build comprehension of program development and design methodology. It should engage with the articulation of a multi-use and user program focusing on programmatic relationships, interactions with site and surroundings, and the built form as a moderator of the urban space. Introduction to urban development, controls, codes and byelaws. Introduction and application of shading and energy simulation softwares. The building project should be of low services complexity largely relying on passive design strategies and natural systems of lighting and ventilation. Lectures on Frame structures and design parameters of multi storeyed buildings.

**Design of a small resort / cultural centre / traditional crafts centre, etc. in India's desert (hot-arid) or coastal (hot-humid) zones**

## **Introduction**

Resort is a place to spent holiday for relaxation and recreation so that, one can give dynamism to their leisure time. Oxford's dictionary defines resort as place that is frequented for holidays or recreation or for a particular purpose. One can go and swim in resort, can have lunch, can go just to pass time, plan an overnight stay and lit campfire, artist can complete their portrait, novelist can finish novel, a poet can create his poem and tourist can have charming stay there. A resort can function as a conference centre, as a meeting centre, as a banquette, as a restaurant, as a health club and various other functions. A resort could be day serving and night serving, and it provides the cuisine service.

According to the new definition, A resort is a full-service lodging facility that provides access to or offers a range of amenities and recreation facilities to emphasize a leisure experience. Resorts serve as the primary provider of the guests experience, often provide services for business and meetings, and are characteristically located in vacation-oriented settings. If we go through the history of resort, it dates back to Roman era where *Theme* serves multi-functional recreation activity and most popular among this is *Baiae*.

**There may be numerous form of resort like:**

- Sports Resort
- Adventure Resort
- Nature Resort
- Eco Resort
- Agro- Resort
- Health Resort

However, the purpose is same, that they all serve people and among them majority is foreign tourist. Resort being discussed here is self-contained one, and another form of resort could be resort town where facilities are dispersed with in a small town or area.

So, if we go through the structural formation of resort then there are two types of resort;

1. Self contained or integrated resort A modern form of resort where one can have all the resort facilities within a boundary. All the functions are incorporated but the scope of resort may vary as we have discussed above, like a resort focusing on sports may not concern in health facilities, like wise wildlife safari resort may not pays attention to mountaineering. But, it is true that resort is self contained units, where it is possible to have as much facilities as a dweller needs.
2. Resort town: It is often understood as a traditional form of resort but this type carries essence of resort where functions and facilities are scattered in a small town, which focuses on tourism as its primary occupation. Resort can be classified into several categories and have guidelines to rate them, but according to service provided by them, it could be day resort with recreational facilities like, spa, sports, sauna, health and cuisine facilities with several restaurant, bars, and various other amenities.



Kerala Tourism Development Corporation (KTDC) has proposed to design a resort which can attract people as a holiday and business meeting destination and yet promote Kerala's rich and diverse culture heritage.

As an architect you are expected to design this project so that there is logical distribution of functions of various areas, well designed movement systems and interrelation between various parts of the complex and open spaces. In addition to the requirements given below, the complex should be a blend of beautiful landscaping and other services.

#### **Aim and Objectives of the Project**

- To promote local culture, heritage and architecture through careful design.
- To create spaces which can suffice all needs related to leisure and tourism.
- Comfortable cottages which portrays an environment of leisure and promotes interaction with nature
- Cost effective and functional design
- Spaces and Design should relate to human scale and shall not be imposing to the residents
- Places which can serve for dual purposes like having vacations on business tours.

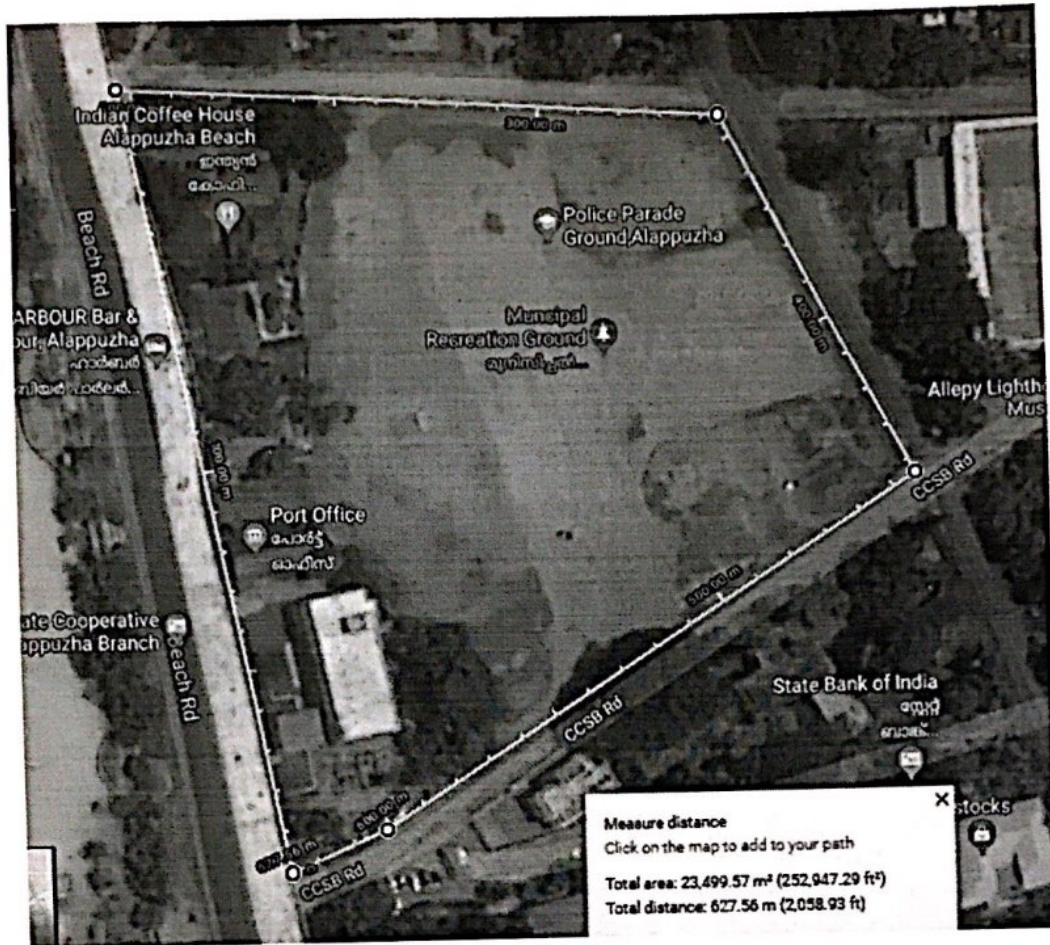
Uniqueness in design and infusion of elements of vernacular architecture of Kerala in the design of cottages. It should deliver services that meets or exceeds the expectations of the guest and at the same time proves economical in its running by making it energy efficient with the use of passive ways of cooling, building orientation, and ensuring natural ventilation.

#### **Design Challenges:**

- Data collection on spaces essential in resort, area requirement and other conditions
- Study architecture prevalent in Kerala and its local character and characteristic elements of design
- Site planning with special emphasis on design on outdoor spaces, land and water interface
- Providing design solution considering the building functions and its relation with the climate and environment

#### **Site Details:**

1. **Location:** The site is located in CCSB road on one side and national highway 47, near Alleppey watch tower, **ALAPPUZHA/ALLEPPEY, KERALA**. It is at a distance of 5km from railway station. On the west side of the site lies the Alappuzha beach.  
It is a trapezoidal flat site.  
09°30'N, 76°28'E
2. **Surroundings:**  
North – Residential Areas  
South – Mix of Residential & Commercial Areas  
East – Lighthouse Museum  
West – Alappuzha Beach
3. **Area:** 23,500sqm/5.8Acres



#### 4. Building bye-laws:

- Ground coverage: 65 % max.
- F.A.R- 2.5 (Approach road 20 to 30meter)
- Setbacks – Front - 5m, Rear – 3.5m, Left – 3m, Right – 4m
- Parking – Minimum 1 car parking space for every 4 guest rooms.  
25% of parking area for scooters and cycles.  
Additional 10 % parking for visitors
- Staircase: Any building having more than 4 floors including basement shall have atleast 2 staircases one of which may be an external staircase.
  - a. Minimum width of Stairs – 1.2m
  - b. Minimum width of Tread – 30cms
  - c. Maximum Height of Riser – 15cms
  - d. Minimum Height of Handrails – 90cms
- Ramp: Maximum slope – 1:10 (non-slippery materials)
- Corridor, verandahs and passageways: Minimum width 1metre



- Water Closet: 1 per 100 males and 1 per 100 females
- Urinals: 1 per water closet for males
- Wash Basin: 1 per water closet for males and 1 per water closet for females
- Bath: 1 per 100 persons
- Rainwater harvesting

**Design Challenges:** The design should adapt to its context, retaining the existing trees and maximize the use of natural light and ventilation.

**Area Requirements:**

	Name of Space	No	Area m <sup>2</sup>	Remark
<b>RECEPTION AND LOBBY AREA</b>				<ul style="list-style-type: none"> <li>• Semi open lobby, Exhibition of local art in unconscious manner</li> <li>• Easy access to administrative areas including manager room</li> <li>• Clear circulation to be visible from entrance lobby</li> <li>• Exhibition of local art and heritage in the lobby itself</li> </ul>
1	RECEPTION AREA	1	50	
2	WAITING AREA	1	150	
3	BELLMAN ROOM	1	6	
4	TOILET M/F/HANDICAPPED	1M/ 1F/ 1H	50	
<b>RESTAURANTS</b>				<ul style="list-style-type: none"> <li>• Open 24hrs</li> <li>• Easy access from cotatge and reception area</li> <li>• Clear connectivity to kitchen area</li> <li>• Outdoor sitting into inner court and can be extended to lawn</li> </ul>
1	RESTAURANT with BAR	1	250	
2	DINING AREA	1	100	
3	CASH COUNTER	1	5	
4	TOILET	1M, 1F	8	
<b>ACCOMODATION</b>				<ul style="list-style-type: none"> <li>• Facing lagoon with traditional style.</li> <li>• Glass bricks in floor slab</li> <li>• Easy access to reception and restaurant area</li> <li>• Clear connectivity to kitchen area</li> <li>• View deck and have tangible experience to lagoon.</li> </ul>
1	TYPE 1 COTTAGES	20	51	
	BEDROOM		13	
	BATHING AREA		9	
	VIEWING DECK		12	
	FORMAL AREA		10	

	Name of Space	No	Area m <sup>2</sup>	Remark
2	TYPE 2 COTTAGES	20	32	<ul style="list-style-type: none"> <li>• Easy access to reception and restaurant area</li> <li>• Clear connectivity to kitchen area</li> <li>• View deck opening into lagoon</li> <li>• More of international style</li> </ul>
	BEDROOM		12	
	TOILET		3.6	
	VIEWING DECK		5.6	
	FORMAL AREA		4	
<b>RECREATION</b>				
1	SWIMMING POOL	1	50	• Connected to ayurvedic, spa and sauna
2	CHANGING ROOM AND SHOWER AREA		20	• Easy access from cottage and reception area
3	DECK		60	• Deck with sun bathing chairs
4	SERVICES			as per requirement
5	MEDITATION CENTRE MULTI PURPOSE		1	as per requirement
6	MEETING ROOMS		2	For 20 and 10 people
7	BANQUET HALL		1	500 people
<b>ADMINISTRATION AREA</b>				
1	ACCOUNT OFFICE			With attached toilet
2	MANAGER			
3				
4	TOURISH INFO CENTRE			
5	RETAIL KIOSK	2		
<b>BACK OF HOUSE AREAS</b>				
1	KITCHEN			
2	MALE			
3	FEMALE			
4	TRANSFORMER ROOM			
5	LAUNDRY			
6	STORE			
7	LOCKERS			
8	HOUSEKEEPING			
<b>PARKING</b>				
1	VISITORS			
2	BUSINESS CLASS PEOPLE			

1. Display Area for local arts and crafts